

**ARCHITECTURAL REVIEW BOARD
MINUTES
APRIL 17, 2007**

Members: Lawrence, Hughes, McDonald, Brown, Groppa, Castell
Staff: Keating

1. *Informal discussion regarding proposed additions and alterations to the Darien Police Department, Hecker Avenue.*
Duane Lovello, Chief of Police and Bob Harrel; Jackinski Humes – Architect

The Police Station currently has 19,000SF. The space analysis states a need for 36,000SF. The Police Dept plans to expand on the current site and incorporate the original 1932 building. They developed a plan to compliment the current police building and new library building. The new construction will have the same brick exterior, a new standing metal seem roof (current roof is shingle), and continue same exterior lighting from the library. The new roof will remain consistent in appearance to the existing roof architecture and the windows will mostly be 6 over 6 or 8 over 8 panels. An opaque secure fence will be installed between police and library with landscaping. The current 59 parking spaces will increase to 75.

ARB – recommends the metal roof be same color as current roof. The brick color and style need to match the current brick.

2. *D Bruce Hill, Esq. Of Law office Bruce Hill LLC
M&P, LLC d/b/a/ A Taste of Italy, 72 Tokeneke Road, DC Zone.
Request for additions and alterations to the existing structure/change in building façade.
POSTPONED at applicant's request.*

3. *Michael P. Sweeney, Esq. Of Sandak Hennessey & Greco
S.H.R.1 LLC & 180 OKHS LLC
1500 Boston Post Road & 180 Old Kings Highway South, CB Zone
Proposing to merge the properties and construct an addition to the
Existing medical office building for continued medical office use.*

Mike Sweeney and Mr. Sullivan – Architect

The applicant added full brick gables with opening to draw attention to the center gable. In addition, they added dormers on new and current mansard roof. The applicant plans to match color of existing brick with natural mortar. The dyvit will be cream color (canvas), trim is white, windows are white. The roof will be asphalt tile. They will remove taxis hedge/add rhododendron and azalea and screen the electrical box with holly. Maples will be added in front along Post Road.

Approved as presented.

4. *Architect Tucker Chase on behalf of Ching's Kitchen*
For property owned by Dolcetti, Inc. 971 Boston Post Road, CB Zone Assessor's Map #73, Lot #30
Proposing additions and alterations to the existing building.

The applicant proposes a one story addition for cooler/bathroom/prep area. Rear stair design remains the same with exception of slight shift to right and will be painted white. The new section of siding (possibly using wood clapboard siding 4 ½ - 5 ") and trim will match the existing building trim. The rear sign will contain 10" or less letters of a reddish color (rusty) with grey letters. The rear exterior lights have a small shade and black post. The rear exterior dining area will be surrounded with low brick wall with stone cap and four trees. The brick will be "traditional" brick with white cap.

The applicant will return with material specs in keeping with building style. The exterior lights on posts are not defined at this time.

The ARB recommends plantings or a taller parapet wall around roof of addition. ARB wants the applicant to return with rear patio materials for approval along with final building colors. Construction can commence.

ARB approved the rear sign and one story addition and rear stair change.

5. *Commerce Bank, 164 Noroton Avenue, SB Zone*
Informal discussion regarding proposed building façade – POSTPONED

6. *Michael Joseph's Catering within Nielsen's Florist at 1405 Boston Post Road*
Informal discussion regarding possible signage

Michael Joseph moved business to Nielsen Florist location. The applicant needs signage for the separate entrance which is left of the greenhouse. They proposed wall lettering on Post Road side and separate ground sign - green background with white letters and white posts – or a hanging sign. The sign over door will be located on green awning with white letters (match Nielsen sign color – hunter/Darien green).

ARB recommends wall sign with green background and white letters. A formal application will be submitted for review/action next month.

7. *Minutes of March 13, 2007*
Approved as submitted.

Respectfully submitted,

Sean Brown